

PB# 86-66

Herbert Redl

9-1-25.222

Herbert Redl - Mini Warehouse Site 916

9-1-25.222

General Receipt 8077

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

September 12, 1986

Received of Elias Haveres L.S. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Site Plan Application (#86-66)

DISTRIBUTION

FUND	CODE	AMOUNT
Check #1568		25.00

By Pauline H. Townsend
Town Clerk
Title

General Receipt 8779

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

March 30, 1987

Received of Herbert Redl \$ 220.00

Two Hundred Twenty and 00/100 DOLLARS

For Site Plan Application Fee 86-66

DISTRIBUTION

FUND	CODE	AMOUNT
CR #		14417
		\$220.00

By Pauline H. Townsend
Town Clerk
Title

MADE IN U.S.A.

NO. 753 1/3

check list

✓ Bldg Insp
✓ P. O. Insp
✓ DOT
✓ O.C. ✓
✓ the Bureau ✓

HERBERT REDL

14417

FUND	CODE	AMOUNT
Check # 1568		25.00

By Pauline G. Toconsea

Town Clerk

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

8779

March 30, 19 87

Received of

Herbert Redl

\$ 220.00

Two Hundred Twenty and 00/100 DOLLARS

For

Site Plan Application Fee 86-66

DISTRIBUTION

FUND	CODE	AMOUNT
<u>C.R. #</u>		<u>14417</u>
		<u>\$ 220.00</u>

By

Pauline G. Toconsea

Town Clerk

Title

MADE IN U.S.A.

NO. 753 I/3

Check List

✓ Bldg Insp
✓ P. Eng

✓ DOT

✓ O.C. ✓

✓ The Bureau ✓

HERBERT REDL

14417

Vendor No / Name: NEWWIN / Town of New Windsor

14417

Invoice	Reference	Inv Date	Inv Amt	Amt Paid	Discount	Adj Amt	Net Amt
FEES	B-V	03/24/87	220.00	220.00	0.00	0.00	220.00

Check Date = 03/24/87

Check Total = 220.00

Site plan \$100.00
Engineering plan \$120.00 } \$220.00

Copy

Date 15 December, 1986

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, Ny 12550

DATE

CLAIMED

ALLOWED

PLANNING BOARD

NW Project No. 86-66; Herbert H. Ridl-

Mini Warehouse Site Plan

Plan/Field Reviews: 2.50 hours

100 00

Des W. McGoey

AMOUNT DUE:

100 00

Date 16 March 1987

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550**

TO McGoeY and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550

[illegible]

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

9-12-86

ADDITIONAL FEES

\$100.00 (*) SITE PLAN FEE

100.00

3-30-87

\$100.00 PRE-PRELIMINARY

\$100.00 PRELIMINARY

\$100.00 + \$5.00 per unit FINAL PLAT

\$150.00 FINAL PLAT SEC. FEE

Varies ENGINEERING FEE 100+ 20

120.00

3-30-87

TOTAL ~~ADDITIONAL~~ FEES

220.00

* All uses (except multifamily dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

Separate check, payable to:
TOWN OF NEW WINDSOR

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

comments and he indicates he is satisfied with the plan.

App.
3-11-87

Mr. Schiefer then read Mr. Edsall's comments regarding this project.

Mr. Schiefer: That is exactly what we have just been told in the comments.

Mr. Van Leeuwen: On lot number 1 I think you don't show the size of the house and the distance between that and the easement.

Mr. Zimmerman: The size of the house we don't have an exact size it could vary.

Mr. Van Leeuwen: How many feet away from the easement?

Mr. Zimmerman: From the easement we are 30 to 35 back from the edge of the easement.

Mr. Schiefer: Any other comments on this? I think everything we have asked for has been included on there.

Mr. Van Leeuwen: On lot number 1 it says area on .5 acres.

Mr. Zimmerman: More than half an acre, 6/10 of an acre.

Mr. Van Leeuwen: Can you give me the lot size of number 3?

Mr. Zimmerman: Lot number 2 is 1.24, number 3 is 2.34. They are large lots.

Mr. Van Leeuwen: Except number 1. "That the Planning Board of the Town of New Windsor approve the subdivision of John Crescenzo." Seconded by Mr. McCarville.

Roll Call:	Mr. Van Leeuwen	Aye
	Mr. McCarville	Aye
	Mr. Lander	Aye
	Mr. Jones	Nay
	Mr. Schiefer	Aye

Mr. Jones: I don't like it with all the water around the property, we are going to have trouble with the stream.

Mr. Schiefer: Thank you.

HERBERT REDL SITE PLAN (86-66) GREVAS

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Schiefer: Have you seen the engineer's comments?

Mr. Grevas: No. I discussed them briefly with Mark from which I understand we have answered all the questions.

Mr. Schiefer read the comments from Mark Edsall.

Mr. Schiefer: We have photos of the site if anyone wants to take a look at them. I have a letter to the chairman of the Planning Board advising that the

Mar 11, 1987

Town of New Windsor Zoning Board granted a variance for the fence along the property lines and for the signs of the subject property. Enclosing also 12 copies of the site plan which have been revised since the last submission. Some of the interior storm drainage and grading has been revised. The new freestanding sign detail has been added, additions have been made to the easterly end of the landscape planning strip. The facing of the construction of the project has been shown. A typical detail of the chain link fence has been added.

Mr. Grevas: We have a plan approved by the fire inspector. Just to expand on the cover letter. One of the concerns at the last meeting was the possibility of outside vehicle storage here and landscaping to prevent the view from southbound traffic on 32 from viewing that. We have shown a landscaping screen and have identified the area for outdoor vehicle storage along the line of the parking lot.

Mr. Van Leeuwen: The lot on the other side of the screening, nothing is going to happen at all?

Mr. Grevas: No, between the screening and fence along the property line this will be a grass slope.

Mr. Van Leeuwen: What kind of fence?

Mr. Grevas: Chain link shown on the plan that is what we have. The variance was granted on the 22nd of February.

Mr. Van Leeuwen: What about, there is no screening for the front?

Mr. Grevas: That faces 32.

Mr. Van Leeuwen: This area down below?

Mr. Grevas: No, this area here has the chain link fence only and the drive through it here and this of course is adjacent to the PI and NC zones that wasn't a question at the last meeting. We have this corner screened off for this view if you recall because it was across the golf driving range there was concern about a view. The difference in elevation you can't see this area from the road. You will notice the difference in the elevation from here to here is 30 feet and the buildings aren't that high. Just to expand a little on the notes, we added a little fill in this area here and they have been revised in accordance with information obtained from Pleasant Acres. We asked about the screening, the spacing at 5 feet and it was felt the trees might not live if they were that close together. So we have to conform with the standard landscaping plan and have a list of plantings. Basically the grading changes we made were to provide drainage down the middle and we bulldozed one drainage line here from this area to pick up this drainage coming over the existing roadway. With respect to the highway permit we have discussed with Mr. Green we have added the details he has required and will obtain the permit.

Mr. Van Leeuwen: Don't you have a drive coming out?

Mr. Grevas: Yes.

Mr. Van Leeuwen: Do you need a permit?

Mr. Grevas: Because we are going to widen and pave.

Mr. Schiefer: They need a permit but they have no objections to the plan that is the DOT comments.

Mr. Van Leeuwen: Basically that solves a lot of problems so they have to give him a permit.

Mr. Schiefer: The letter here says there is no objection they do have to obtain the permit.

Mr. Rones: Is there a typo here? Item one of the landscaping notes it says the trees should be a maximum of five feet high.

Mr. Grevas: Not according to the letter because the nursery people tell us if they are more than that there is a good chance they won't grow.

Mr. Van Leeuwen: What is he going to put in there?

Mr. Grevas: We have a spacing, a mix species, evergreens, hemlocks, white pine Australian pine.

Mr. Rones: Are they going to be not less than 4 feet high?

Mr. Grevas: Not less than five feet. We can revise that note to say to five.

Mr. Schiefer: Ok, that will take care of that.

Mr. Rones: The word maximum would come out of there.

Mr. Grevas: Right.

Mr. Lander: Regarding the pond you have we see where it comes in here you have an outlet for that?

Mr. Grevas: This is the outlet structure here it has an inlet in the bottom and also an overflow structure in the top discharges to an existing swail that connects to another pond so this area basically is to retain any storm drainage coming off the site. Those calculations have been submitted to the Town Engineer and approved.

Mr. Van Leeuwen: "That the Planning Board of the Town of New Windsor approve the site plan of Herbert Redl." Seconded by Mr. Jones and approved by the Board.

Roll Call: All Ayes

QUALITY HOME BUILDERS/CHESTNUT SUBDIVISION (86-80) GREVAS

Mr. Schiefer read the Town Engineer's report for this proposal.

Mr. Grevas: Bsically it is a three lot subdivision but it will grow in the future. We are showing future road down the middle of the site which will result in a cul-de-sac here and as you can see it is a 460, 440 and 420



**McGOEY and HAUSER
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM

TO: MICHAEL BABCOCK, BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: REDL MINI-WAREHOUSE;
PHASE I, BOND ESTIMATE
N.W. PROJECT 86-66
DATE: 31 MARCH 1988

Pursuant to our recent discussion, I have made a review of the Site Plan for the subject project such that an amount can be determined for a bond for completion of Phase I of the project. It is my understanding that Phase I involves the access off Route 32 and the facilities surrounding proposed Units 1, 2 and 3. My estimate is as follows:

<u>ITEM</u>	<u>AMOUNT</u>
Top Course/Finish Paving	\$19,198.00
Complete Placement of Fence/Gate	400.00
Complete/Clean Catch Basins	500.00
Finish Grading/Seeding	200.00
TOTAL RECOMMENDED BOND AMOUNT:	<u>\$20,298.00</u>

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

cc: Planning Board File 86-66

MJE/dl
redl

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

86-66

73

Date Received 8/21 - 9/10/10
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 25.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Herbert H. Redl; "Mini-Warehouse" Site Plan
2. Name of applicant Herbert H. Redl Phone (914) 471-3388
Address 240 North Road Poughkeepsie N.Y. 12601
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Pleasant Acres Nursery, Inc Phone _____
Address 151 Windsor Highway, New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Elias D. Grevas, L.S. Phone (914) 562-8667
Address 33 Quassaick Ave., New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the East side of Windsor Highway (Rte 32)
(Street)
_____ feet (direction)
of at Union Avenue
(Street)
7. Acreage of parcel 14.4±
8. Zoning district (s) NC, PI, R-4
9. Tax map designation: Part of Section 9 Block 1 Lot(s) 25.222
10. This application is for the use and construction of Mini-Warehouse Buildings
within the PI Zone
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

14th day of August, 1986 [Signature]
Applicant's Signature
Maryann Monachelli President
Title

MARYANN MONACHELLI
Notary Public
Notary Public, State of New York
No. 4847751
Qualified in Dutchess County
Commission Expires March 30, 1987

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides
_____ in the
(Owner's Address)
county of _____ and State of _____
and that he is (the owner in fee) of (_____ (Official Title) _____ of the _____
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the fore-
going application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 1986 _____
(Owner's Signature)

Notary Public

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: Herbert H. Redl

TITLE: Land Surveyor

REPRESENTING: 9/1/78

DATE: 21 Aug 1978

9/1/78



ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

24 February 1987

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: HERBERT REDL SITE PLAN RE-APPLICATION; WINDSOR HIGHWAY/
UNION AVENUE

Dear Mr. Scheible:

This is to advise you that the Town of New Windsor Zoning Board of Appeals has granted a Variance for the fence along the property lines and for the signs for the Subject property.

We are enclosing twelve (12) copies of the Site Plan, which has been revised since our last submission as follows:

1. Some of the interior storm drainage and grading between buildings has been revised;
2. The new free-standing sign detail has been added;
3. An addition has been made to the easterly end of the landscaped planting strip;
4. The Phasing of the construction of the project has been shown;
5. A typical detail of the chain-link fence has been added.

We are taking the liberty of providing Mark Edsall with one (1) copy of the Site Plan for his review. We would appreciate placement of this item on your agenda at your earliest possible convenience.

Very truly yours

Elias D. Grevas, L.S.

encl/as

EDG/bg

cc: Mark Edsall

TOWN OF NEW WINDSOR
PLANNING BOARD

RECEIVED *vp*

DATE 2-25-87

MEMORANDUM

TO: ZONING BOARD OF APPEALS
FROM: PLANNING BOARD
DATE: DECEMBER 10, 1986
RE: HERBERT REDL SITE PLAN #86-66

With reference to Section 48-14 - C1 which requires fences over four (4ft) feet conform to set back requirements for buildings.

Based on the above information the Planning Board is not approving the site until a variance is obtained.

Yours truly,

Henry F. Scheible
HENRY F. SCHEIBLE
Acting Chairman

HFS/sh

*Received 12/2/86 ch
Planning Board*

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

November 25, 1986

Planning Board
Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, NY 12550


RE: Redl Site Plan
Route 32, S.H. 9033

We have reviewed this matter and please find our comments checked below:

- ☒ A Highway Work Permit will be required
- ☒ No objection
- ☐ Need additional information ☐ Traffic Study
- ☐ Drainage Study
- ☐ To be reviewed by Regional Office
- ☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,


Donald Greene
C.E. I Permits
Orange County

DG/dn



Licensed in
New York
New Jersey
Pennsylvania

McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Herbert H. Redl - Mini Warehouse
PROJECT LOCATION: Windsor Highway (Route 32)
NW #: 86-66
8 October 1986

- 1). The Applicant proposes to construct a mini warehouse facility with multiple storage unit buildings on the northerly section of Lot #2 of the Pleasant Acres Nursery Minor Subdivision.
- 2). The Board should review the intended use with respect to the allowable uses within the P.I. Zone. This may be considered a Special Permit use.
- 3). The Board should discuss the intended use of the remainder of Lot 2 located in the R-4 zone.
- 4). Applicant should identify the outlet for the stormwater retention basin as well as verify the right to discharge and downstream capacity.
- 5). On subsequent submittals, the Applicant should identify proposed contours as well as stormwater collection methods within the paved area and manner in which same is carried to the retention basin.
- 6). Submittal to the NYSDOT for the proposed access drive will be required. The drive should be shown on the plan.
- 7). The Board should discuss the impact of Paragraph 48-6, Sect. D with the Board's Attorney.
- 8). Future submittals should indicate the land area of each lot within each zoning district.


TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Herbert H. Redl - Mini Warehouse
PROJECT LOCATION: Windsor Highway (Route 32)
NW#: 86-66
8 October 1986
Page 2

9). Compliance with bulk tables should be demonstrated on site plan. Side yard setback appears inadequate.

10). Future submittals should include proposed grading plan, storm-water collection plan and details, retention basin size and capacity calculations, existing and adjacent structures, paving details, landscape plan, and all such information in accordance with the Zoning Regulations.

Respectfully submitted,



Mark J. Edsall, P.E.
Senior Engineer

MJEfmd



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600
24 September 1986

Licensed in
New York
New Jersey
Pennsylvania

*cc: Planning Board
See minutes of
12/3/86 with
reference to same*

MEMORANDUM

TO: TOWN OF NEW WINDSOR TOWN BOARD; JOHN PETRO, SUPERVISOR
FROM: RICHARD D. McGOEY, P.E.
SUBJECT: GROVE HOMES - EXTENSION OF SEWER DISTRICT #23

Pursuant to your request, the undersigned of our office performed a review of the documents submitted by Grove Homes including the Agreement between the Town of New Windsor and Grove Homes dated 6 October 1985, SPDES Permit Application, Engineering Report, Plans, Technical Specifications and a Description of the land area to become part of Sewer District #23. The following is a summary of our findings:

AGREEMENT OF 6 OCTOBER 1985

- 1). Commencing 1 January 1986, Grove Homes is to pay debt service to Sewer District #23 for Tax Lots 58-1-17 and 24 as if the property were included in Sewer District #23.
- 2). When dwelling units are constructed and connected to Sewer District #23, they will pay O&M charges equal to all other Sewer District users.
- 3). Sewer debt and O&M (as applicable) are to be paid by Grove Homes to Sewer District #23 regardless as to whether this property had been included in the district to date.
- 4). Grove Homes, in return for this Agreement, is entitled to connect Lots 1,2,3 and 4 of Section I.
- 5). Grove Homes will construct all improvements to extend the Sewer District.
- 6). Grove Homes agrees that no building permits over and above Lots 1,2,3 and 4 of Section I will be requested until Tax Lot 58-1-17 and 24 are part of Sewer District #23.

- 7). Grove Homes agrees to upgrade Park Road from Lake Road to Mecca Drive in accordance with the Highway Department Specifications and further will repair the entire length of Mecca Drive prior to the release of any performance bonds or maintenance bonds which have been posted for the construction of all other roadways in the proposed subdivision.

ENGINEERING REPORT DATED 16 JUNE 1986

- 1). The Engineering Report on Page 2 indicates that the project is presently located within Sewer District #23. This should be revised to indicate that the project area will be included within Sewer District #23 after approval by the Town Board.
- 2). The Cost Estimate presented on Page 3 appears to be low, however, this estimate may reflect the cost to be constructed by the private developer, Grove Homes. The Applicant should be advised that when Performance Bonds are prepared, cost estimates must reflect prevailing wage rates.

TECHNICAL SPECIFICATIONS

- 1). There appears to be conflicts between the Plans and the Specifications specifically in regard to the backfill material to be used within the sewer trench. In addition, we see no specification for Crushed Stone or Pea Gravel required below the pipe.
- 2). A specification has been provided for a Sewer Force Main, however, a Sewer Force Main is not proposed for this project.
- 3). A complete review of the Technical Specifications have not been provided in light of the fact that this review will be performed by NYSDEC during their SPDES Permit Application process and further all installations must be in accordance with the Town of New Windsor Sewer Ordinance.
- 4). In light of the wet conditions that no doubt will be encountered, provisions should be provided in the Technical Specifications for adequate pipe support in wet areas. A complete review would be performed by the Town when the project is submitted for Planning Board approval.

SEWER PLANS

- 1). Our office has reviewed the metes and bounds of Tax Parcels

24 September 1986

Seaman indicating two (2) corrections to be made in this Description and/or Plans.

- 2). A complete review of the Plans has not been performed by our office in light of the fact that the sanitary sewer system plans and technical specifications will be reviewed by NYSDEC.

APPLICATION FOR APPROVAL OF PLANS FOR
A WASTEWATER DISPOSAL

- 1). The date that the Town of New Windsor SPDES Permit, #NY0022446, was issued should be included on the application form.
- 2). A USGS Location Map showing the location of the Sewer District Extension and the New Windsor Sewage Treatment Facility should be attached to the application form.
- 3). The Supervisor of the Town of New Windsor must sign the application form prior to submittal.

In general, with minor corrections noted above, the Map, Plan and Study, as submitted, appears to be in satisfactory form for consideration by the Town Board.

We are hopeful that the above provides a satisfactory overview of the documents submitted, however, if you should have any questions in this matter, please contact our office.

Respectfully submitted,

Richard D. McGoey, P.E.
Principal

RDMfmd



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

1763

Herbert H. Redl Mini Warehouse (Preliminary)

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 23 September 1986.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s):

SIGNED: Richard Hotala

CHAIRMAN



Louis Holmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTert, Deputy Commissioner
Paul Costanzo, Director of Community Development

Planning Board
approved 9/24/86
ph

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. HLUT 4286M
County I.D. No. 9/1/25222

Applicant HERBERT H. REDL
Proposed Action: SITE PLAN: MINI-WAREHOUSE
State, County, Inter-Municipal Basis for 239 Review ADDRESS NY 32

County Effects: _____
OF LOCAL CONCERN - THE USING INTEGRATION
WITH SURROUNDING PROPERTIES AND USES

Related Reviews and Permits NY'S DEPT. OF TRANSPORTATION

County Action: LOCAL DETERMINATION ☒ Approved ☐ Disapproved

Approved subject to the following modifications: _____

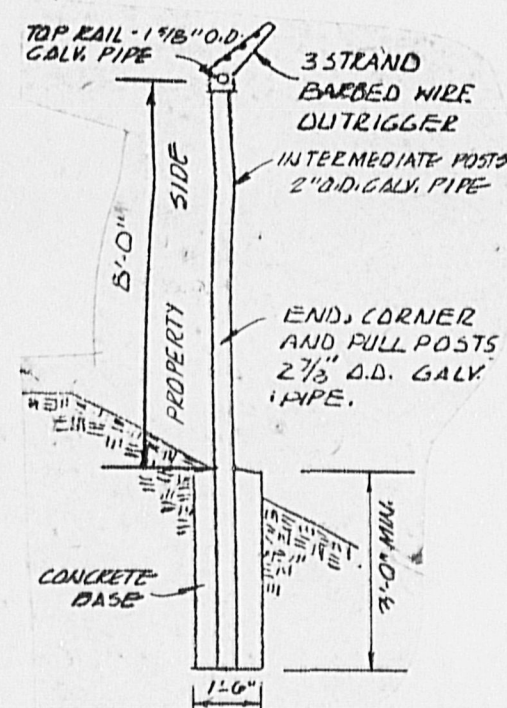
SEPT. 22, 1986
Date

Peter Garrison
Commissioner

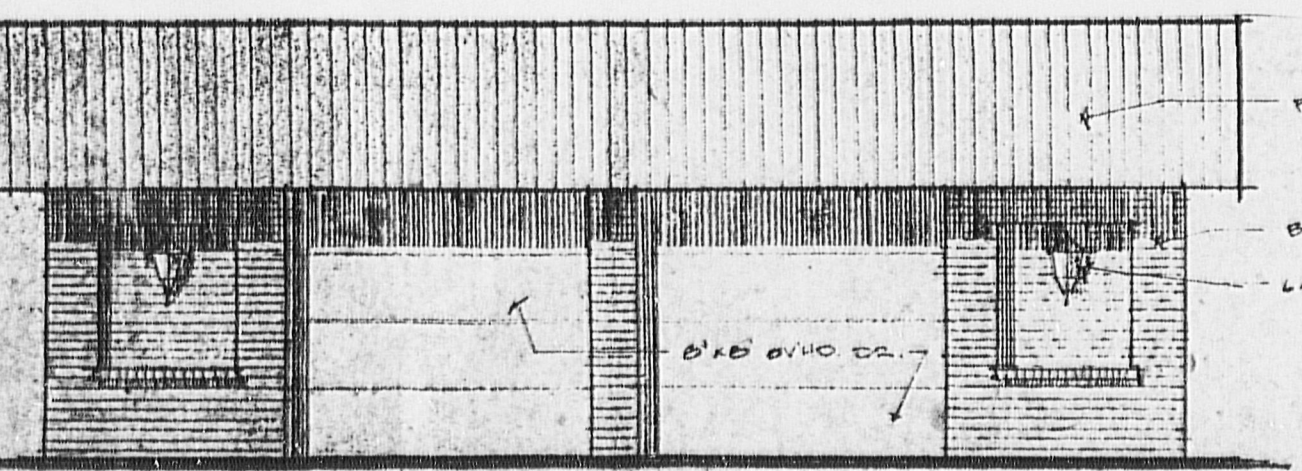


PROPOSED FREE-STANDING SIGN
NO SCALE

FENCE SECTION
NO SCALE

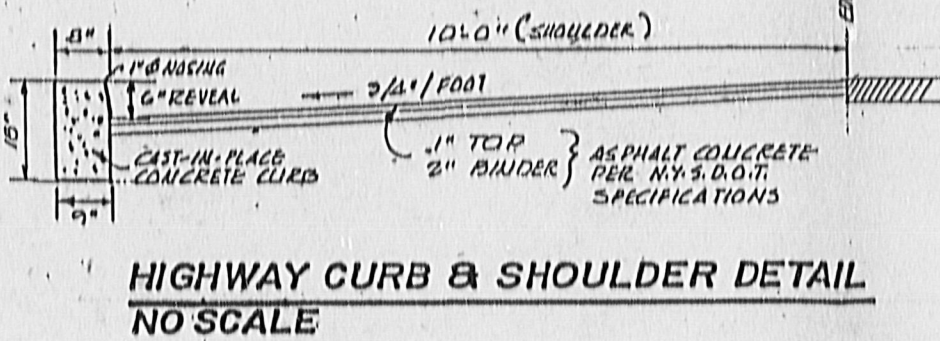


TYPICAL BUILDING ELEVATION
NO SCALE



FROM PLANS PREPARED BY MAURI ASSOCIATES, ARCHITECTS

HIGHWAY CURB & SHOULDER DETAIL
NO SCALE



HIGHWAY ENTRANCE DETAILS, ROUTE 32
NO SCALE



LEGEND & ABBREVIATIONS

- 2.60 EXISTING CONTOUR
- 2.60 PROPOSED CONTOUR
- 15' DIA. 15' DIA. PROPOSED STORM DRAIN (CATCH BASIN, PIPE 31.25)
- 2.60 PROPOSED SPOT ELEVATION
- FF 240.00 BUILDING FINISHED FLOOR (SHOW AT ENDS)
- 1 BUILDING NUMBER
- 1/2" UTILITY POLE & WIRES
- WALL-MOUNTED LIGHT (70W. HIA SODIUM VAPOR) CATCH BASIN GATE ELEVATION
- TOP 240.00
- INV. 240.00 CATCH BASIN OR PIPE INVERT
- N/P NOW OR EXEMPT
- WALL-MOUNTED LANTERN 20W. INCANDESCENT LAMP

R-2

PI

LOCATION PLAN

1" = 1000'

ZONE BULK REQUIREMENTS-PI ZONE

*Use: Bulk Storage, Including Warehouses

Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard
Required: 80,000 SF	200'	100'	50'/110'	50'
Provided: 316,700 SF**	244.9	125'+	50'/147'+	165'+

Min. St. Frontage	Max. Bldg. Height	Floor Area Ratio
Required: 100'	6'/Ft.-Lot Line (25')	.1
Provided: 262.8'	25'	.1

* Requires Special Permit by Planning Board

** In PI Zone

This parcel is divided by Zone Boundaries, as follows:

NC ZONE:	1.15+ Ac.
PI ZONE:	7.27+ Ac.
R-4 ZONE:	6.01+ Ac.
TOTAL:	14.43+ Ac.

NOTES

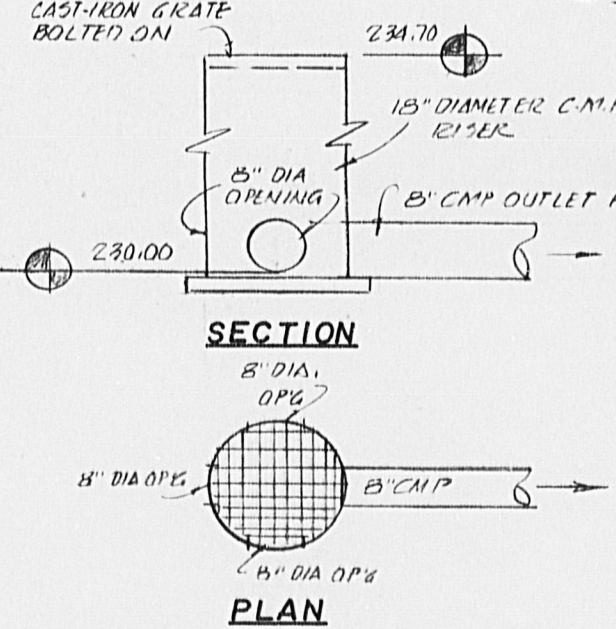
- Being a proposed development of a portion of the lands shown the New Windsor Tax Maps, as Section 9, Block 1, Lot 25.222.
- PROJECT/APPLICANT: Herbert H. Redl, 240 North Road, Poughkeepsie, N.Y. 12601
- TOTAL PARCEL AREA: 14.4 ± Acres
- PROPERTY ZONE (S): N C, P I & R-4
- PROPOSED USE: "Mini-Warehouse" Buildings
- PROPOSED WATER SUPPLY & SANITARY SEWAGE DISPOSAL: Town of New Windsor
- Boundary data shown is from a plotting of the deeds of record and the Last Will and Testament of Mary C. Schaefer, probated 4 August 1970. Boundaries are in accordance with an actual field survey.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

SIGN NOTES

The existing, 64 S.F. sign face area on Route 32 is to be replaced with a sign having a total face area of 80 S.F. In addition, a sign is to be placed on building 2, facing Route 32. This sign shall not exceed a total square footage of 40 S.F., for a total for all signs on site of 120 S.F. Building-Mounted signs shall not project above the roof of the building. All signs shall be placed in accordance with the Town of New Windsor Supplementary Sign Regulation (Sect. 48-18).

LANDSCAPING NOTES

- The "Landscaped Buffer Strip" shall be planted with a double, staggered row of a mixture of deciduous and coniferous trees. Coniferous trees shall be placed 15 feet on center, deciduous trees 5 feet on center, and all trees shall be between 4 feet & 5 feet high.
- Disturbed areas on the site, including the Retention Basin, shall be seeded with hardy, perennial grasses immediately after construction.
- All plants used shall be selected by a Licensed Landscape Architect or Qualified Nurseryman.



RETENTION POND OUTLET STRUCTURE

SCALE: NONE LABELLED COURSES

No.	Bearing	Distance
1	N 140° 24' 00" E	36.89'
2	S 75° 12' 00" E	14.31'
3	N 62° 45' 00" W	27.88'
4	N 63° 46' 11" W	47.81'
5	N 73° 21' 00" W	1.32'
6	N 73° 21' 00" W	15.71'
7	N 45° 41' 14" E	20.00'
8	N 62° 45' 00" W	22.92'
9	N 39° 02' 24" E	14.12'
10	S 44° 11' 00" W	12.50'
11	N 62° 45' 00" W	49.31'
12	N 39° 50' 50" E	12.59'

Building No.	Square Footage
1	2,700
2	5,400
3	2,700
4	1,250
5	5,875
6	9,450
7	8,400
8	11,200
9	8,000
10	6,400
11	3,600

Final Site Plan APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 11/26/1987

BY [Signature] SECRETARY

ELIAS D. GREVAS, L.S.
33 QUINCY AVENUE
NEW WINDSOR, NEW YORK 12550

HERBERT H. REDL

DATE	DESCRIPTION
12 Nov 86	General Revisions
20 Jan 87	General Revisions
9 Feb 87	General Revisions
24 Feb 87	General Revisions
12 Mar 87	Final Landscape Note No. 1

TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
Drawn: [Signature]	Checked: [Signature]	
Scale: 1" = 50'	Date: 4 Aug 1986	
Job No: 86-089		

"MINI-WAREHOUSE" SITE PLAN